HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

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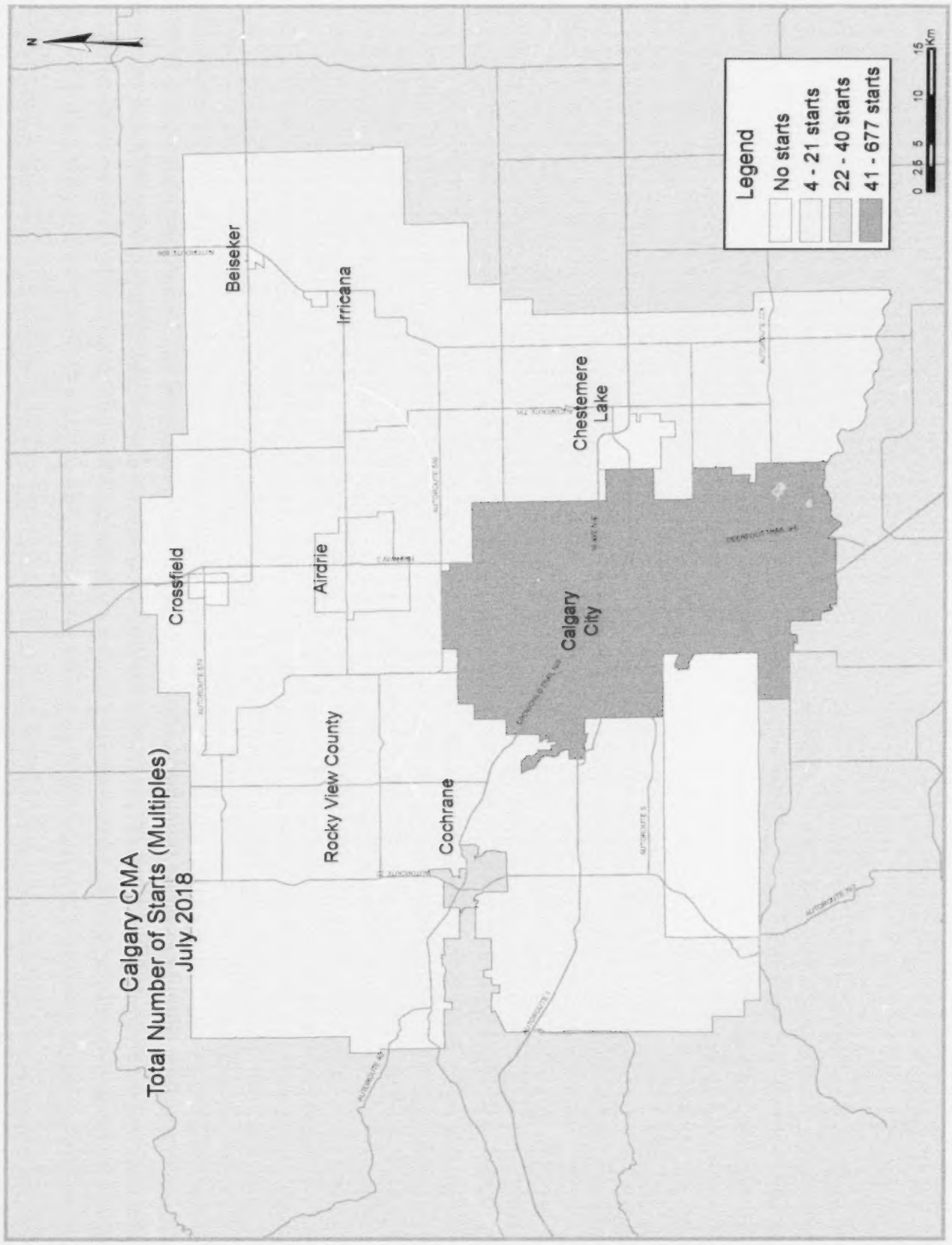
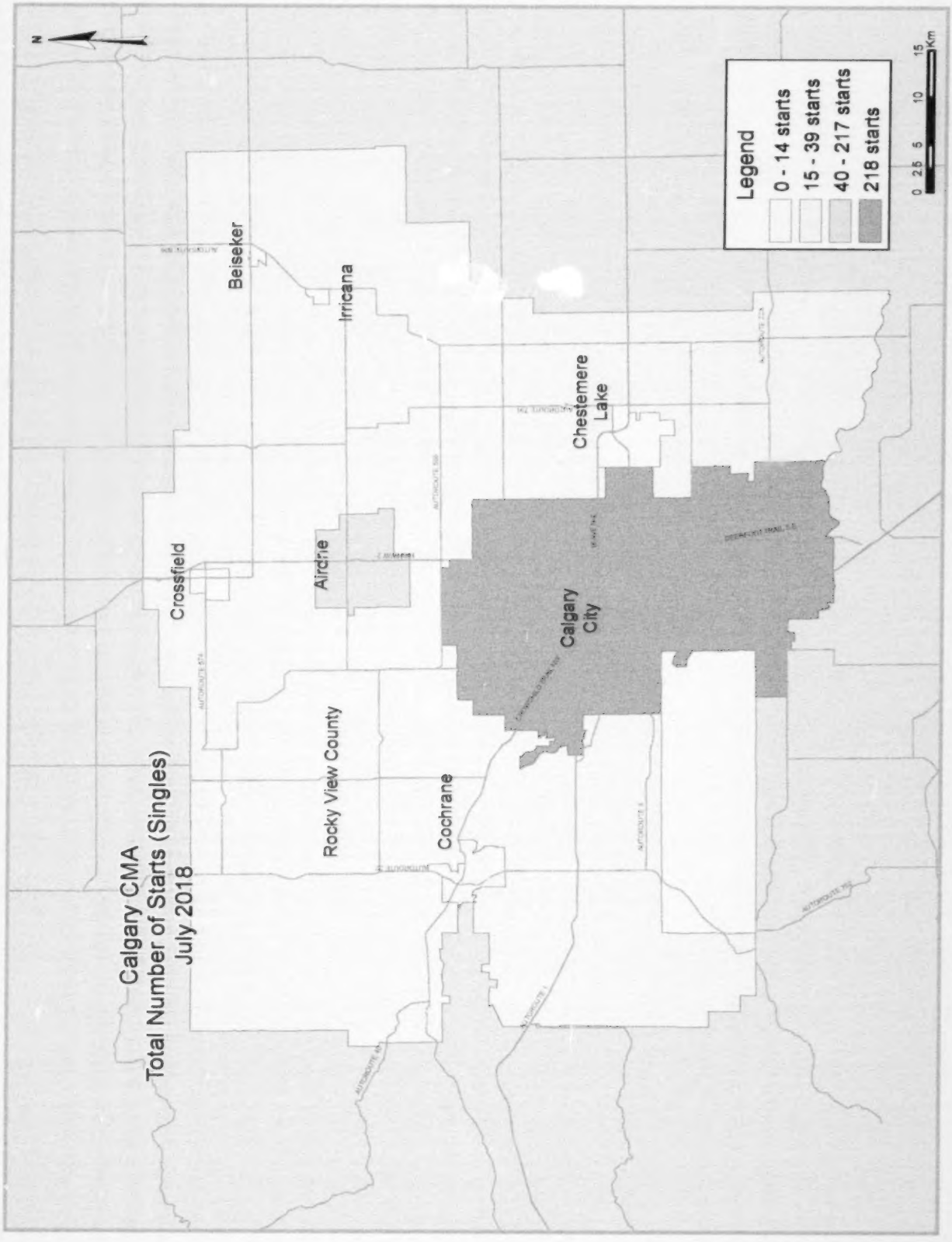
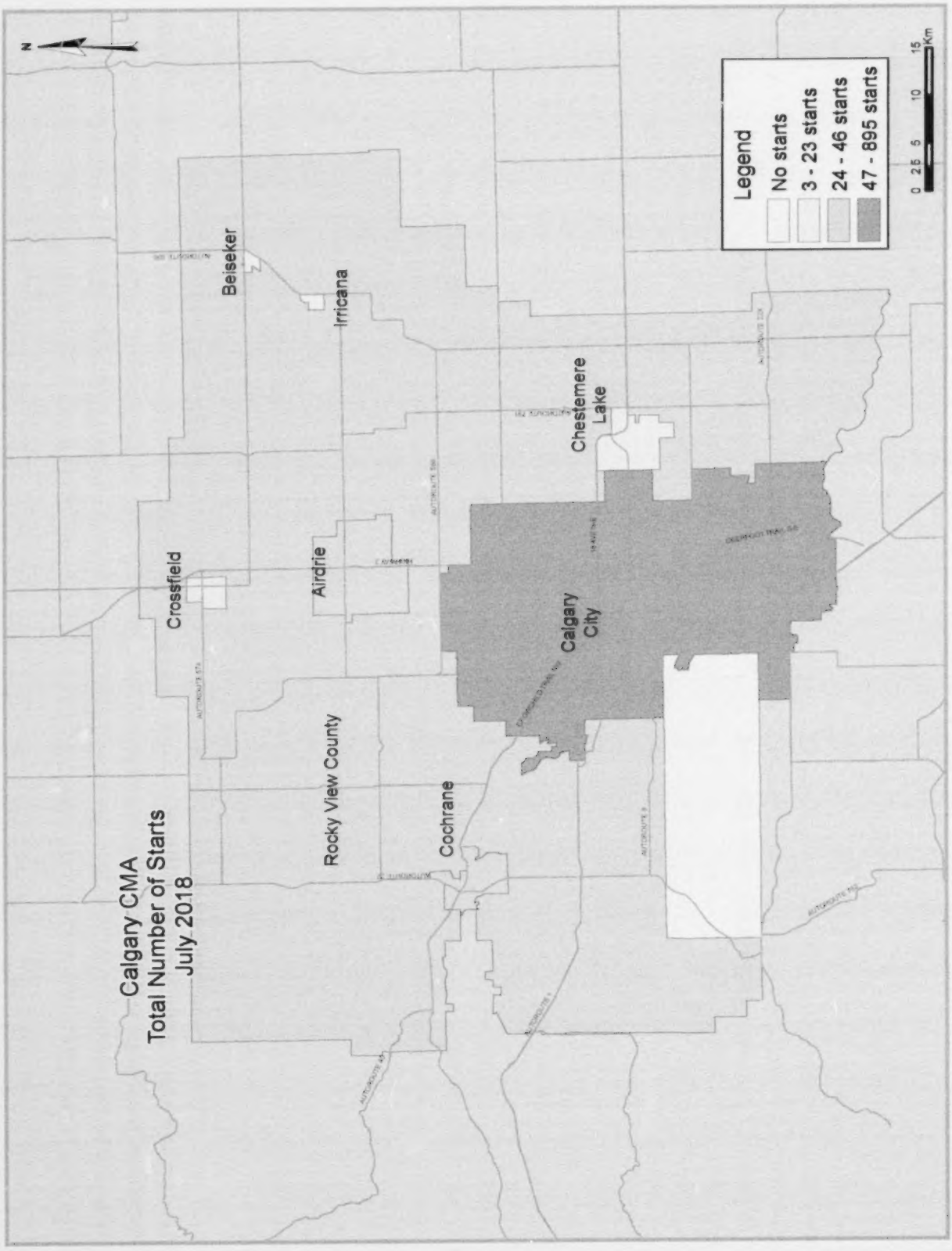
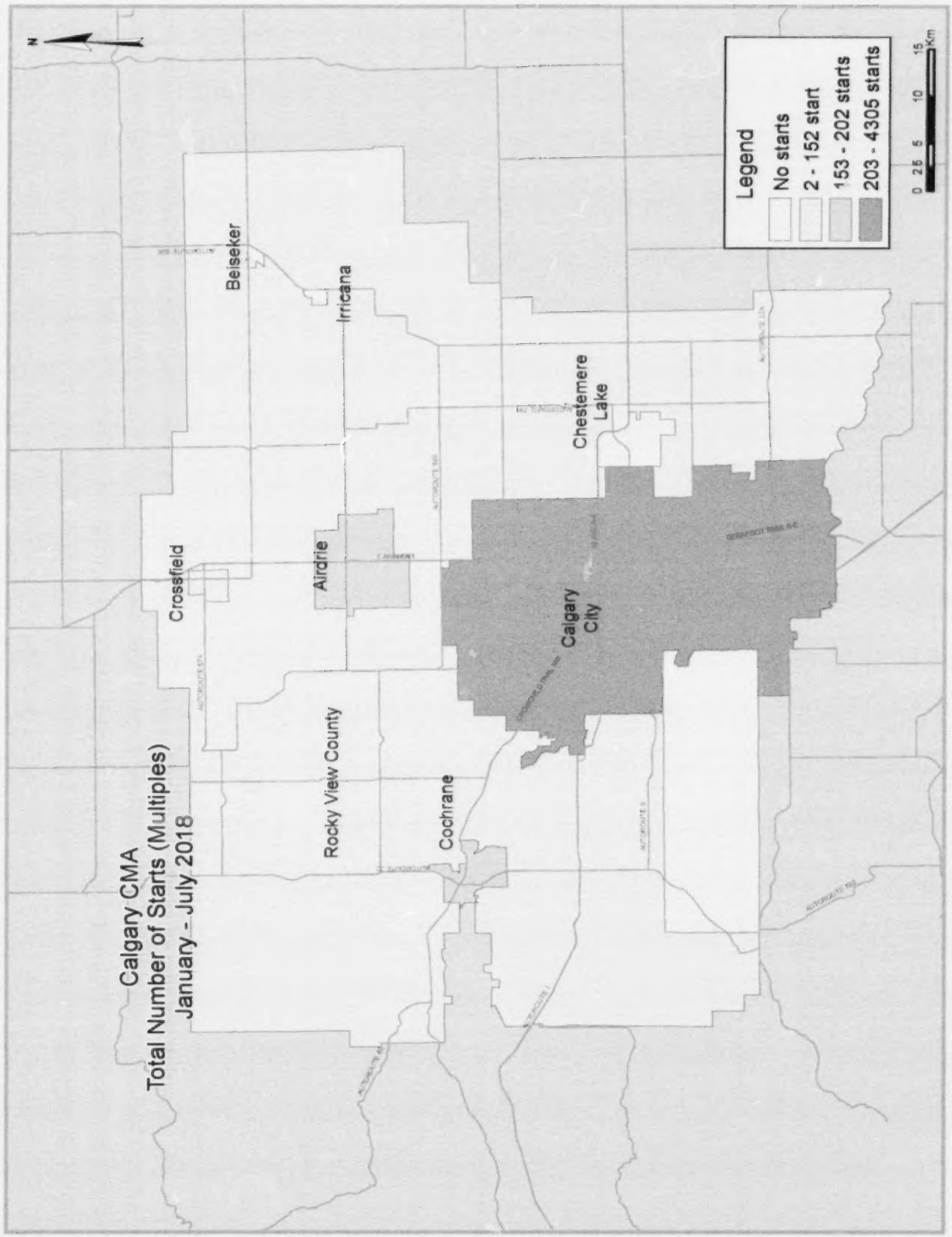
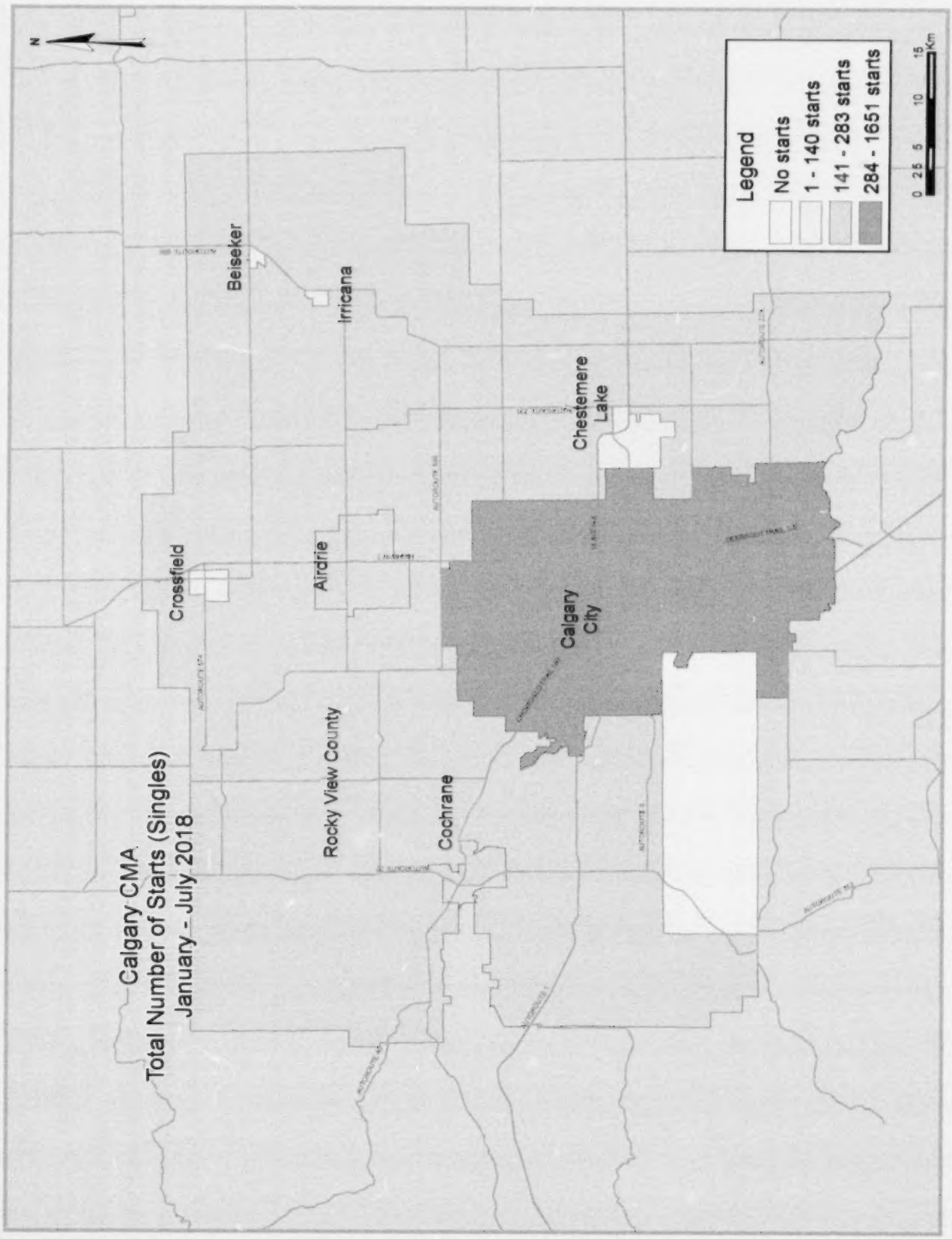
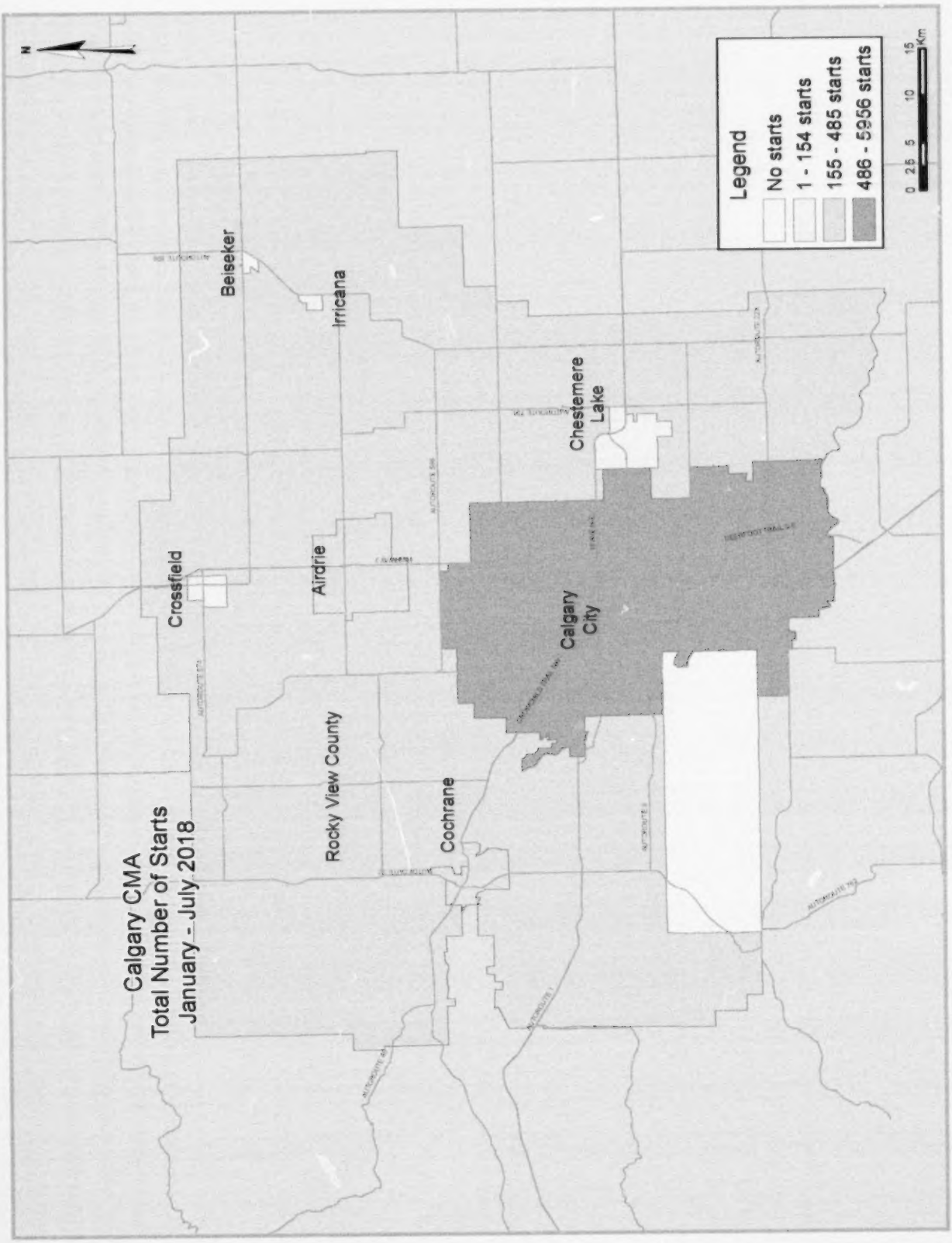

Calgary CMA
Total Number of Starts (Multiples)
July 2018
N
Legend
No starts
4 - 21 starts
22 - 40 starts
41 - 677 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts (Singles)
July 2018
N
Legend
0 - 14 starts
15 - 39 starts
40 - 217 starts
218 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts
July 2018
N
Legend
No starts
3 - 23 starts
24 - 46 starts
47 - 895 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts (Multiples)
January - July 2018
N
Legend
No starts
2 - 152 start
153 - 202 starts
203 - 4305 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts (Singles)
January - July 2018
N
Legend
No starts
1 - 140 starts
141 - 283 starts
284 - 1651 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts
January - July 2018
N
Legend
No starts
1 - 154 starts
155 - 485 starts
486 - 5956 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2018		
Calgary CMA[1]	June 2018	July 2018
Trend[2]	12,331	12,864
SAAR	12,311	11,888
	July 2017	July 2018
Actual		
July - Single-Detached	430	301
July - Multiples	716	709
July - Total	1,146	1,010
January to July - Single-Detached	2,446	2,313
January to July - Multiples	4,225	4,676
January to July - Total	6,671	6,989

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	301	128	101	0	44	38	0	398	1,010
July 2017	430	164	85	0	38	315	14	100	1,146
% Change	-30.0	-22.0	18.8	n/a	15.8	-87.9	-100.0	**	-11.9
Year-to-date 2018	2,312	718	538	0	285	2,430	1	705	6,989
Year-to-date 2017	2,446	722	512	0	408	1,875	32	676	6,671
% Change	-5.5	-0.6	5.1	n/a	-30.1	29.6	-96.9	4.3	4.8
UNDER CONSTRUCTION									
July 2018	2,480	832	669	0	581	5,155	18	2,521	12,256
July 2017	2,526	786	575	0	586	5,003	49	993	10,518
% Change	-1.8	5.9	16.3	n/a	-0.9	3.0	-63.3	153.9	16.5
COMPLETIONS									
July 2018	257	116	62	0	11	8	0	7	461
July 2017	381	88	32	0	58	70	8	24	661
% Change	-32.5	31.8	93.8	n/a	-81.0	-88.6	-100.0	-70.8	-30.3
Year-to-date 2018	2,411	696	546	0	219	746	28	231	4,877
Year-to-date 2017	2,121	590	247	1	482	1,687	24	830	5,982
% Change	13.7	18.0	121.1	-100.0	-54.6	-55.8	16.7	-72.2	-18.5
COMPLETED & NOT ABSORBED									
July 2018	461	242	119	0	100	934	n/a	n/a	1,856
July 2017	418	153	34	0	144	1,044	n/a	n/a	1,793
% Change	10.3	58.2	**	n/a	-30.6	-10.5	n/a	n/a	3.5
ABSORBED									
July 2018	292	99	59	0	12	53	n/a	n/a	515
July 2017	402	102	18	0	49	175	n/a	n/a	746
% Change	-27.4	-2.9	**	n/a	-75.5	-69.7	n/a	n/a	-175.5
Year-to-date 2018	2,400	621	467	0	241	1,017	n/a	n/a	4,746
Year-to-date 2017	2,085	584	207	1	489	1,418	n/a	n/a	4,784
% Change	15.1	6.3	125.6	-100.0	-50.7	-28.3	n/a	n/a	-0.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
July 2018	218	102	101	0	38	38	0	398	895
July 2017	309	122	61	0	30	303	0	100	925
Airdrie									
July 2018	40	6	0	0	0	0	0	0	46
July 2017	55	16	0	0	0	12	14	0	97
Beiseker									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
July 2018	5	0	0	0	0	0	0	0	5
July 2017	9	2	0	0	0	0	0	0	11
Cochrane									
July 2018	15	16	0	0	6	0	0	0	37
July 2017	27	20	24	0	8	0	0	0	79
Crossfield									
July 2018	3	0	0	0	0	0	0	0	3
July 2017	6	0	0	0	0	0	0	0	6
Irricana									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	1	0	0	0	0	0	0	0	1
Rocky View County									
July 2018	20	4	0	0	0	0	0	0	24
July 2017	23	4	0	0	0	0	0	0	27
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2018	301	128	101	0	44	38	0	398	1,010
July 2017	430	164	85	0	38	315	14	100	1,146

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
July 2018	1,733	658	519	0	400	5,093	13	2,520	10,936
July 2017	1,867	626	473	0	379	4,944	20	906	9,215
Airdrie									
July 2018	307	60	125	0	63	51	0	0	606
July 2017	262	80	51	0	85	32	29	0	539
Beiseker									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
July 2018	55	0	0	0	0	0	0	0	55
July 2017	77	12	0	0	0	0	0	0	89
Cochrane									
July 2018	137	92	25	0	118	11	5	0	388
July 2017	117	56	51	0	122	27	0	87	460
Crossfield									
July 2018	38	2	0	0	0	0	0	0	40
July 2017	41	0	0	0	0	0	0	0	41
Irricana									
July 2018	3	0	0	0	0	0	0	0	3
July 2017	2	0	0	0	0	0	0	0	2
Rocky View County									
July 2018	207	20	0	0	0	0	0	1	228
July 2017	160	12	0	0	0	0	0	0	172
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2018	2,480	832	669	0	581	5,155	18	2,521	12,256
July 2017	2,526	786	575	0	586	5,003	49	993	10,518

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
July 2018	165	86	49	0	11	8	0	6	325
July 2017	242	52	21	0	30	70	8	24	447
Airdrie									
July 2018	28	14	13	0	0	0	0	0	55
July 2017	50	18	0	0	20	0	0	0	88
Beiseker									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
July 2018	9	0	0	0	0	0	0	0	9
July 2017	0	0	0	0	0	0	0	0	0
Cochrane									
July 2018	27	16	0	0	0	0	0	0	43
July 2017	60	18	11	0	8	0	0	0	97
Crossfield									
July 2018	7	0	0	0	0	0	0	0	7
July 2017	6	0	0	0	0	0	0	0	6
Irricana									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
July 2018	21	0	0	0	0	0	0	1	22
July 2017	23	0	0	0	0	0	0	0	23
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2018	257	116	62	0	11	8	0	7	461
July 2017	381	88	32	0	58	70	8	24	661

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
July 2018	332	205	92	0	83	908	n/a	n/a	1,620
July 2017	283	110	10	0	105	1,027	n/a	n/a	1,535
Airdrie									
July 2018	47	16	12	0	4	5	n/a	n/a	84
July 2017	48	25	14	0	23	13	n/a	n/a	123
Beiseker									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
July 2018	6	3	0	0	0	0	n/a	n/a	9
July 2017	14	5	0	0	0	0	n/a	n/a	19
Cochrane									
July 2018	42	14	15	0	13	21	n/a	n/a	105
July 2017	27	8	10	0	16	4	n/a	n/a	65
Crossfield									
July 2018	11	0	0	0	0	0	n/a	n/a	11
July 2017	13	0	0	0	0	0	n/a	n/a	13
Irricana									
July 2018	0	2	0	0	0	0	n/a	n/a	2
July 2017	0	2	0	0	0	0	n/a	n/a	2
Rocky View County									
July 2018	23	2	0	0	0	0	n/a	n/a	25
July 2017	33	3	0	0	0	0	n/a	n/a	36
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
July 2018	461	242	119	0	100	934	n/a	n/a	1,856
July 2017	418	153	34	0	144	1,044	n/a	n/a	1,793

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
July 2018	205	74	42	0	10	53	n/a	n/a	384
July 2017	253	61	5	0	33	174	n/a	n/a	526
Airdrie									
July 2018	25	11	14	0	1	0	n/a	n/a	51
July 2017	56	19	1	0	11	1	n/a	n/a	88
Beiseker									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
July 2018	11	0	0	0	0	0	n/a	n/a	11
July 2017	0	0	0	0	0	0	n/a	n/a	0
Cochrane									
July 2018	26	14	3	0	1	0	n/a	n/a	44
July 2017	66	22	12	0	5	0	n/a	n/a	105
Crossfield									
July 2018	5	0	0	0	0	0	n/a	n/a	5
July 2017	5	0	0	0	0	0	n/a	n/a	5
Irricana									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
July 2018	20	0	0	0	0	0	n/a	n/a	20
July 2017	22	0	0	0	0	0	n/a	n/a	22
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
July 2018	292	99	59	0	12	53	n/a	n/a	515
July 2017	402	102	18	0	49	175	n/a	n/a	746

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	26.8	38.6	138.0	n/a	-9.7	-7.4	**	**	24.8
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Calgary City	218	309	104	122	137	91	436	403	895	925	-3.2
Airdrie	40	55	6	16	0	14	0	12	46	97	-52.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	5	9	0	2	0	0	0	0	5	11	-54.5
Cochrane	15	27	16	22	6	30	0	0	37	79	-53.2
Crossfield	3	6	0	0	0	0	0	0	3	6	-50.0
Irricana	0	1	0	0	0	0	0	0	0	1	-100.0
Rocky View County	20	23	4	4	0	0	0	0	24	27	-11.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	301	430	130	166	143	135	436	415	1,010	1,146	-11.9

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,651	1,793	552	542	632	732	3,121	2,436	5,956	5,503	8.2
Airdrie	283	286	76	98	126	109	0	12	485	505	-4.0
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	50	70	0	12	0	0	0	0	50	82	-39.0
Cochrane	150	149	90	76	51	99	12	103	303	427	-29.0
Crossfield	37	49	2	0	0	0	0	0	39	49	-20.4
Irricana	1	2	0	0	0	0	0	0	1	2	-50.0
Rocky View County	141	97	12	6	0	0	2	0	155	103	50.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,313	2,446	732	734	809	940	3,135	2,551	6,989	6,671	4.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market July 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Calgary City	137	91	0	0	38	303	398	100
Airdrie	0	0	0	14	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	6	30	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	143	121	0	14	38	315	398	100

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - July 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	632	720	0	12	2,419	1,847	702	589
Airdrie	126	89	0	20	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	51	99	0	0	11	16	1	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	809	908	0	32	2,430	1,875	705	676

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Calgary City	421	492	76	333	398	100	895	925
Airdrie	46	71	0	12	0	14	46	97
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	5	11	0	0	0	0	5	11
Cochrane	31	71	6	8	0	0	37	79
Crossfield	3	6	0	0	0	0	3	6
Irricana	0	1	0	0	0	0	0	1
Rocky View County	24	27	0	0	0	0	24	27
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	530	679	82	353	398	114	1,010	1,146

Table 2.5: Starts by Submarket and by Intended Market January - July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	2,601	2,745	2,652	2,157	703	601	5,956	5,503
Airdrie	479	427	6	58	0	20	485	505
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	50	82	0	0	0	0	50	82
Cochrane	245	272	57	68	1	87	303	427
Crossfield	39	49	0	0	0	0	39	49
Irricana	1	2	0	0	0	0	1	2
Rocky View County	153	103	0	0	2	0	155	103
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,568	3,680	2,715	2,283	706	708	6,989	6,671

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Calgary City	165	242	86	58	60	53	14	94	325	447	-27.3
Airdrie	28	50	14	18	13	20	0	0	55	88	-37.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	0	0	0	0	0	0	0	9	0	n/a
Cochrane	27	60	16	18	0	19	0	0	43	97	-55.7
Crossfield	7	6	0	0	0	0	0	0	7	6	16.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	21	23	0	0	0	0	1	0	22	23	-4.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	257	381	116	94	73	92	15	94	461	661	-30.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,777	1,463	550	422	559	418	948	2,461	3,834	4,764	-19.5
Airdrie	270	293	62	94	135	182	0	56	467	625	-25.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	53	46	0	4	0	60	0	0	53	110	-51.8
Cochrane	150	156	78	70	89	69	28	5	345	300	15.0
Crossfield	29	35	6	6	0	0	0	0	35	41	-14.6
Irricana	0	0	0	2	0	0	0	0	0	2	-100.0
Rocky View County	132	130	10	10	0	0	1	0	143	140	2.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,411	2,123	706	608	783	729	977	2,522	4,877	5,982	-18.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Calgary City	60	45	0	8	8	70	6	24
Airdrie	13	20	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	19	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	73	84	0	8	8	70	7	24

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	559	406	0	12	719	1,631	229	830
Airdrie	107	173	28	9	0	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	60	0	0	0	0	0	0
Cochrane	89	69	0	0	27	5	1	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	755	708	28	21	746	1,692	231	830

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Calgary City	300	315	19	100	6	32	325	447
Airdrie	55	68	0	20	0	0	55	88
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	9	0	0	0	0	0	9	0
Cochrane	43	89	0	8	0	0	43	97
Crossfield	7	6	0	0	0	0	7	6
Irricana	0	0	0	0	0	0	0	0
Rocky View County	21	23	0	0	1	0	22	23
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	435	501	19	128	7	32	461	661

Table 3.5: Completions by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	2,727	1,965	878	1,954	229	845	3,834	4,764
Airdrie	426	486	13	130	28	9	467	625
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	53	50	0	60	0	0	53	110
Cochrane	270	274	74	26	1	0	345	300
Crossfield	35	41	0	0	0	0	35	41
Irricana	0	2	0	0	0	0	0	2
Rocky View County	142	140	0	0	1	0	143	140
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,653	2,958	965	2,170	259	854	4,877	5,982

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
July 2018	83	40.7	48	23.5	25	12.3	8	3.9	40	19.6	204	580,000	707,062
July 2017	99	39.1	82	32.4	21	8.3	18	7.1	33	13.0	253	570,000	660,003
Year-to-date 2018	690	39.1	473	26.8	196	11.1	99	5.6	305	17.3	1,763	580,000	683,409
Year-to-date 2017	556	38.2	398	27.3	168	11.5	68	4.7	267	18.3	1,457	580,000	702,214
Airdrie													
July 2018	22	88.0	2	8.0	1	4.0	0	0.0	0	0.0	25	470,000	471,072
July 2017	40	71.4	11	19.6	3	5.4	1	1.8	1	1.8	56	500,000	515,812
Year-to-date 2018	215	82.4	37	14.2	6	2.3	0	0.0	3	1.1	261	480,000	491,995
Year-to-date 2017	215	77.9	39	14.1	13	4.7	2	0.7	7	2.5	276	485,000	506,907
Beiseker													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
July 2018	0	0.0	4	36.4	2	18.2	2	18.2	3	27.3	11	-	742,305
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	1.8	16	28.1	20	35.1	12	21.1	8	14.0	57	-	773,337
Year-to-date 2017	4	9.1	15	34.1	12	27.3	5	11.4	8	18.2	44	-	744,194
Cochrane													
July 2018	20	76.9	4	15.4	2	7.7	0	0.0	0	0.0	26	470,000	500,987
July 2017	57	86.4	5	7.6	2	3.0	1	1.5	1	1.5	66	462,500	480,006
Year-to-date 2018	105	74.5	24	17.0	12	8.5	0	0.0	0	0.0	141	470,000	495,818
Year-to-date 2017	127	81.9	15	9.7	6	3.9	4	2.6	3	1.9	155	460,000	478,560
Crossfield													
July 2018	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	421,870
July 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	395,980
Year-to-date 2018	36	100.0	0	0.0	0	0.0	0	0.0	0	0.0	36	-	376,344
Year-to-date 2017	32	100.0	0	0.0	0	0.0	0	0.0	0	0.0	32	-	406,882
Irricana													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
July 2018	2	10.5	4	21.1	2	10.5	4	21.1	7	36.8	19	800,000	807,048
July 2017	1	5.6	2	11.1	2	11.1	4	22.2	9	50.0	18	-	1,060,505
Year-to-date 2018	11	9.8	14	12.5	10	8.9	13	11.6	64	57.1	112	895,000	1,004,005
Year-to-date 2017	20	19.2	8	7.7	9	8.7	18	17.3	49	47.1	104	850,000	999,660
First Nations													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
July 2018	132	45.5	62	21.4	32	11.0	14	4.8	50	17.2	290	567,500	671,213
July 2017	202	50.8	100	25.1	28	7.0	24	6.0	44	11.1	398	547,500	624,662
Year-to-date 2018	1,058	44.6	564	23.8	244	10.3	124	5.2	380	16.0	2,370	570,000	664,073
Year-to-date 2017	954	46.1	475	23.0	208	10.1	97	4.7	334	16.2	2,068	565,000	670,283

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2018						
Submarket	**July 2018**	**July 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Calgary City	707,062	660,003	7.1	683,409	702,214	-2.7
Airdrie	471,072	515,812	-8.7	491,995	506,907	-2.9
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	742,305	-	n/a	773,337	744,194	3.9
Cochrane	500,987	480,006	4.4	495,818	478,560	3.6
Crossfield	421,870	395,980	6.5	376,344	406,882	-7.5
Irricana	-	-	n/a	-	-	n/a
Rocky View County	807,048	1,060,505	-23.9	1,004,005	999,660	0.4
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	671,213	624,662	7.5	664,073	670,283	-0.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

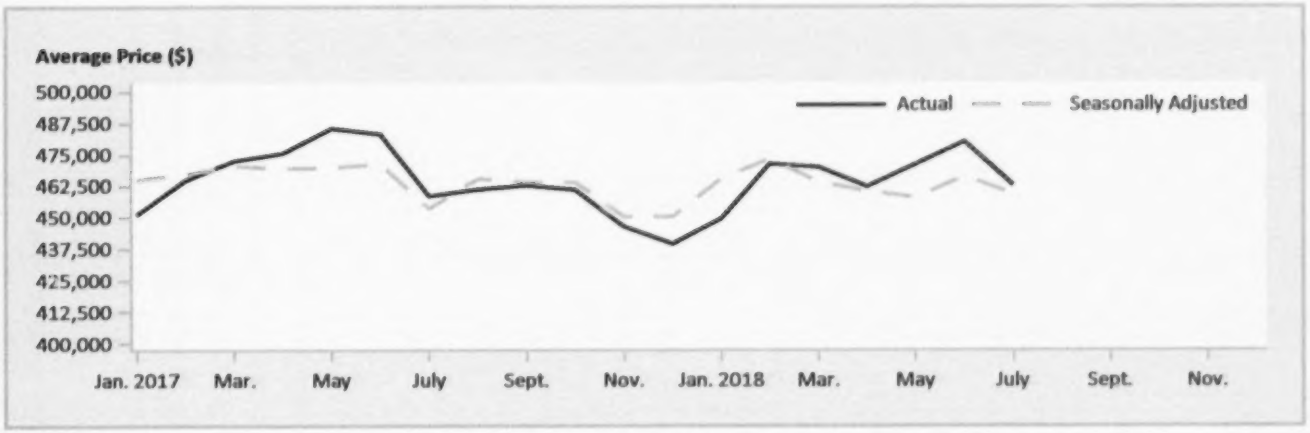


Figure 5.2: MLS® Residential Sales for Calgary

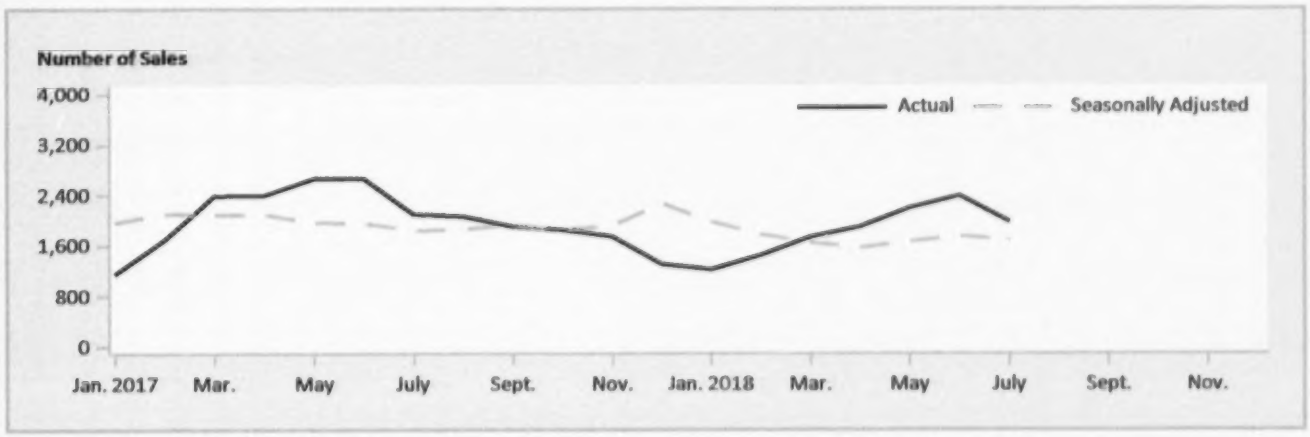
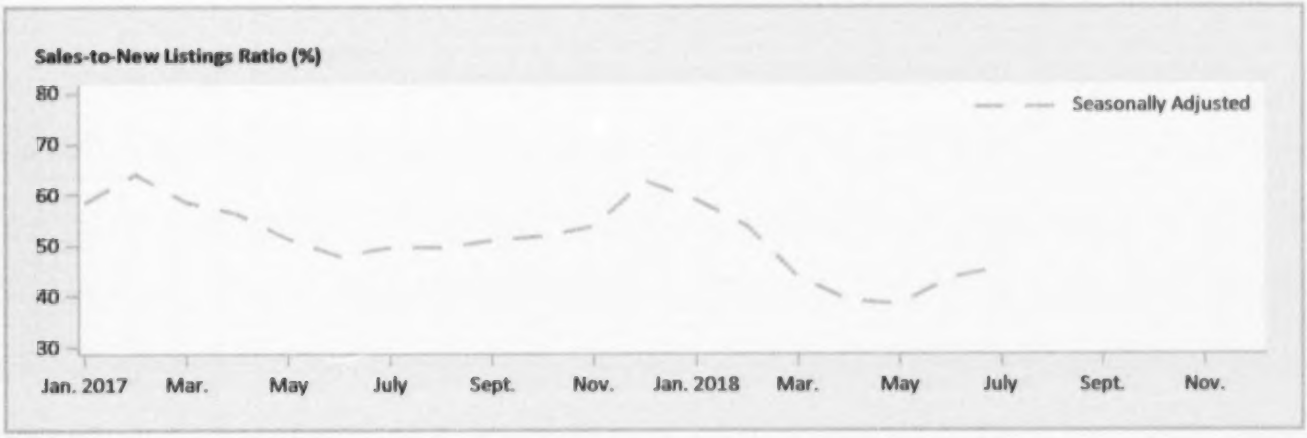


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2018

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	137.4	819	9.9	75.1	1,134
	February	561	3.14	4.64	99.7	137.2	820	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.2	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	822	9.2	74.5	1,162
	May	561	3.14	4.64	99.5	137.8	827	9.3	74.8	1,155
	June	561	3.14	4.64	99.5	137.5	833	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	837	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.4	74.7	1,129
	September	575	3.09	4.89	100.3	137.6	833	8.4	74.2	1,135
	October	581	3.24	4.99	100.4	138.2	830	8.1	73.7	1,142
	November	581	3.24	4.99	100.5	138.9	829	7.7	73.1	1,148
	December	581	3.24	4.99	100.3	138.0	834	7.5	73.3	1,159
2018	January	590	3.34	5.14	100.3	139.3	841	7.6	74.0	1,156
	February	590	3.34	5.14	100.0	140.2	845	7.9	74.4	1,165
	March	590	3.34	5.14	99.6	140.4	843	8.2	74.4	1,164
	April	590	3.34	5.14	99.6	141.2	842	8.0	74.0	1,167
	May	601	3.49	5.34	99.5	141.4	841	7.7	73.6	1,173
	June	601	3.49	5.34	99.8	141.1	837	7.7	73.0	1,175
	July	601	3.49	5.34		142.3	827	7.9	72.2	1,170
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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